

## DEVELOPMENT STANDARDS FOR R-90 ZONE

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| <b>ZONE</b>                       | R-90<br>Residential, one-family, detached.  |
| <b>AREA REQUIREMENT</b>           | Minimum lot size 9,000 sq. ft.  |
| <b>MAXIMUM COVERAGE</b>           | 30% including accessory buildings.  |
| <b>MINIMUM FRONT YARD SETBACK</b> | 30 ft. or established building line, whichever is greater. <sup>1,2</sup>   |
| <b>MINIMUM SIDE YARD SETBACK</b>  | Total 25 ft.; one side 8 ft. <sup>1</sup><br>Lot recorded between 12/31/53-5/31/58; total 21 ft.; one side 10 ft. <sup>1</sup><br>Lot recorded before 12/31/53, 7 ft. each side. <sup>1,6</sup><br>Lot recorded between 10/28/30-9/30/41 if lot width is 40 ft. but less than 50 ft., 5 ft. each side. <sup>1</sup><br>Lot recorded before 3/16/28, if lot width is 40 ft. or less, 5 ft. each side. <sup>1,3</sup>   |
| <b>MINIMUM REAR YARD SETBACK</b>  | 25 ft. <sup>1</sup><br>Lot recorded before 12/31/53, 20 ft. <sup>1,6</sup>  |
| <b>MINIMUM LOT FRONTAGE</b>       | 75 ft. at front building line.<br>25 ft. at street line.  |
| <b>MAXIMUM BUILDING HEIGHT</b>    | Not to exceed 2 ½ stories, and 35 ft. to roof peak or 30 ft. to mean height between eaves & ridge of gable, hip, mansard or gambrel roof.<br>3 stories or 40 feet with Planning Board approval.   |
| <b>ACCESSORY BUILDINGS</b>        | Rear yard only.<br>Occupy maximum 25% of rear yard.<br>60 ft. from front lot line. <sup>1</sup><br>5 ft. from side lot line. <sup>1,4,5</sup><br>5 ft. from rear lot line. <sup>1,4,5</sup><br>2 stories or 25 ft. maximum height.  |
| <b>REMARKS</b>                    | <sup>1</sup> For corner lots see Code Interpretation Policy ZP 0404-3.<br><sup>2</sup> See Code Interpretation Policy ZP0404-2 (Established Building Line).<br><sup>3</sup> See Code Interpretation Policy ZP 0404-1(Pre 1928 Lots).<br><sup>4</sup> Additional setback required if length of bldg. along a rear or side lot line has linear dimension greater than 24', side and rear setback is increased 1 ft. of setback for every 2 ft. that the bldg. dimension exceeds 24'.<br><sup>5</sup> Additional setback required if bldg. ht. is greater than 15 ft., side & rear setback is increased 1 ft. of additional setback for each foot of height over 15 ft.<br><sup>6</sup> This setback for new houses on lots which do not conform to lot width standards of the zone and all additions. |